



11 Egerton Road, Dronfield, Derbyshire, S18 2LG

Saxton Mee

11 Egerton Road

£225,000

A great opportunity for a first time buyer or young family to acquire a nicely presented two double bedroomed semi detached house which has the benefit of a good sized rear garden, off road parking and is most conveniently located close to the centre of the town and its comprehensive range of amenities including renowned schooling, train station, sports centre and parks.

Offering gas fired central heating and double glazing the sensibly priced property briefly comprises: front sitting room with log burner, inner lobby, dining room which opens through to the superb kitchen which has been attractively refurbished during recent years and has new integrated appliances. First floor landing off which opens two double bedroom, excellent bathroom with separate bath and shower.

Outside: the kerb has been dropped to the roadside with the property now having the advantage of off road parking for two vehicles (subject to sizing), with a fence and gate opening to the good size rear garden which is attractively set out and established with a recently laid down patio and most useful outhouses, one an external "gardeners loo", and a utility/store within which is house the combi boiler and where there is plumbing for a washing machine.



- Attractively presented home with good size garden and new patio
- Ideal for the first time buyer, young family or divorcee
- Most convenient location
- Front sitting room with log burner
- New kitchen and new integrated appliances during recent years
- Two double bedrooms and excellent bathroom
- Gas central heating with combination boiler and double glazing
- New composite external doors to the front and rear
- Off road parking with dropped kerb
- EPC: D Council Tax Band: Tenure:







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

